



For Sale

Location: **Brisbane**
Asking: **\$1,500,000**
Type: **Services-Other**

Childcare Property Investment Ipswich Region

An opportunity to acquire a freehold childcare property investment, located in a rapidly developing suburb within the Ipswich City Council region. Approximately 40 minutes' drive south-west of Brisbane CBD.

Investment Highlights

- * Situated within the Ipswich LGA, one of Queensland's fastest-growing population regions
- * Freehold property with land size of 1067M2
- * The childcare centre which has been established for many years has service approval for 37 places
- * The building is in good condition and there is a spacious outdoor play area for the children
- * The near new 5-year lease commenced in 2026, with three further 5-year options providing a total lease term of 20 years including options
- * Net annual rental income of \$70,000 + GST
- * Annual compounding rent reviews at the greater of CPI and 3%
- * Tenant is responsible for 100% of standard outgoings

This affordable, entry-level commercial property investment offers good exposure to the popular early childhood education sector.

Note: The property investment is for sale and not the childcare business

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